

James City Green Building Design Roundtable

Monday, May 3, 2010

Government Complex Building F Board Room

4:00 p.m. to 6:00 p.m.

Roundtable Committee Members

Private Sector

Rich Costello, AES Engineering

Andrew Cronan, Guernsey Tingle Architects

Robert Duckett, Peninsula Homeowners Builders Association

Shereen Hughes, James City County Citizen

Abigail Johnson, Abacus Property Solutions

Tim Mills, TAM Consultants

Public Sector

Keith Denny, JCC Housing & Development

Bernie Farmer, JCC General Services

Steven Hicks, JCC Development Management

Stephanie Luton, JCC Purchasing Dept.

John McGlennon, JCC Board of Supervisors

Jennifer Privette, JCC General Services

Cheryl Waldren, JCC Development Management

Scott Whyte, JCC Development Management

Steven Yavorsky, Economic Development

General Discussion

Mr. Hicks opened the meeting asking for any changes to the March minutes. No corrections. The design and construction committee final comments will be posted on the web.

Ms. Shereen Hughes mentioned the committee did a report and concluded public facilities should set an example and green building should be voluntary as well and done by-right. Building for special use permits (SUPs) or rezonings should be voluntary and the recommendations are for builders to use LEED or Earthcraft as benchmark standards.

Mr. Hicks stated the recommendations for conditions, proffers, by-right or an SUP over 2000 square feet, builders would have the opportunity to incorporate some of the recommendations by staff either by LEED or Earthcraft; in addition a site plan requirement that they meet the ordinance requirement. We are also looking at the site development of other areas such as wildlife and historical types of designs.

Ms. Hughes mentioned some policies are in the process of being initiated by the County's Better Site Design Committee. Mr. Scott Blossom, with Williamsburg Environmental Group (WEG), is doing a to compare Sustainable Site Initiatives. Its program was developed to be with

LEED site design at the new County Policy Headquarters complimentary to LEED and incorporate more site design details than is currently required for LEED. Ms. Hughes asked if John Horne proposed the County Green Sustainable Policies.

Ms. Luton mentioned the James City County Sustainable Building Policy was adopted by the Board of Supervisors at the March 23, 2010 meeting.

Ms. Hughes mentioned Mr. Horne's policies and the committee also had the same ideas for sustainability.

Mr. Farmer mentioned it was a very similar thought process of ideas for sustainability and then many subcommittee members were on both committees.

Ms. Luton asked if the construction subcommittee had a recommendation for site design. If there is a component for site design, it would be beneficial to have the text for the recommendation.

Ms. Hughes responded that the subcommittee has updated their report and this section needs to be updated in the draft report. She also discussed sustainable sites and neighborhood development. There is also some discussion in the report about Better Site Design and LID and some information is in the LEED process certification. Two things have happened during this roundtable process: the County proposal for sustainability and the LEED update.

Staff mentioned the regional credits which most focused on water conservation and policy adoption. Whatever policies are adopted, someone will have to review these policies and a policy statement that establishes our priorities. This would give the community guidance in the choices available.

Ms. Luton asked whether as a result of Scott Blossom's analysis they could try to establish the priorities.

Ms. Hughes mentioned she has not had the chance to review the analysis yet.

Mr. Hicks mentioned the County's adoption of the better sustainable site design principles, which were designed to help protect the County's natural resources from pollution and damage. The roundtable recommendation is identifying trigger points and at what point can a developer or an individual demonstrate certain public benefits incorporating some of the LEED or Earthcraft design. Hopefully in July or August the committee will go to the Board or Supervisors with the recommendations, which will establish more details. We have to allow the developer the flexibility based on his budget what items he may be able to meet. As the County updates the ordinance as part of the Comprehensive Plan there are other incentives in reference to conservation and are other areas to gain points on a site design. It may be tough for the developer; however, our environmental standards either meet or exceed the LEED certification standard. The question and challenge becomes how the County can encourage developers to do more without dictating exactly what they have to do and allowing them the flexibility to meet the LEED certification.

Ms. Luton discussed with the group the Climate Showcase Community Grant which Keith Denny and Rick Hanson have participated in the training. There may be some opportunities to get involved with Home Performance and Energy Star. Mr. Andy Cronan and Ms. Luton attended two meetings of a working group on the Department of Minerals and Energy (DME) grant in Richmond. The DME is going to submit a grant application with the Department of Energy (DOE). The total award is \$3 to \$5 million, but it is to come up with a state wide strategy for residential and commercial retrofits building projects. The DOE asked those who are interested to come up with ideas. Ms. Luton and Mr. Cronan offered that the County would provide assistance if the DOE is looking for potential project areas. The second grant the County received and the funding has two parts. This grant is approximately under \$2 million dollars. It is for the funding for a position of an Energy Climate Coordinator, which would be a strategy to reach out to the community. The person in this position would also administer the revolving loan fund, which is the second part of the grant. There is \$290,000 to fund the position for three years and \$210,000 to capitalize the revolving loan fund. The Finance Subcommittee discussed how to use those funds to fund the Climate Showcase Community Grant Program. Keith Denny and Rick Hanson have identified certain houses within the census tract for the program. The other meeting was the Local Energy Alliance Summit. The purpose of the meeting was to get out some technical information about how to form a local energy alliance. Charlottesville, Virginia is the emerging prototype for the energy alliance in the Commonwealth. The presentation was very good and will use Cincinnati, Ohio as an example. The local alliance in Charlottesville is very active and is leading others in coming up with a state wide strategy. Ms. Luton also attended a meeting in Hampton, Virginia which was sponsored by Randy Gilliland, who is on the Hampton City Council and is very active with the Green Jobs Alliance and how to implement Hampton Roads in a portion of this \$20 million grant. The Hampton Roads area received \$3.7 million dollars. Ms. Luton is also reviewing the best way for the County to plug into those available funds. The Climate Showcase is homes revitalizing in Forest Heights. Also part of what the County wants to do is get some grant programs going and is still reviewing the best way to receive the benefits of these local alliances. Mr. John McGlennon mentioned he would like to see the early examples get completed so that we have something concrete to follow.

Mr. Hicks mentioned several things in reference to LEED. Mr. McGlennon, Ms. Jennifer Private, and Mr. Hicks met with the William and Mary Sustainable Committee. If we choose to use some ideas about LEED, we may want to consider involving the College to expand on the actual program.

Ms. Luton mentioned she and Mr. Cronan have attended these meetings. Both are trying to have an idea of what the local alliance is and how to implement things, such as financing and revolving loan funds for homes.

Mr. Hicks discussed the actual position and asked Ms. Luton about signing the agreement. Once the agreement is signed, then we can move forward with posting the position.

Ms. Luton mentioned some details are being looked at in the grant.

Mr. Hicks asked whether the position would be in-house.

Ms. Luton responded it might be and spoke with Human Resources about the position.

Mr. Cronan mentioned a certain pot of money in order to do these projects, which will impact the residential sector of our community. If the County is going to have any impact at all we must have a sustainable model. Because of these grants, it is very crucial to have an entrepreneurial person for this position, even looking at private financing to assist homeowners.

The question was raised as to whether Randy Gilliland was targeting certain houses.

Mr. Cronan responded back that there is a weatherization grant that goes to a certain income level and that is what we are focusing on.

The question was raised whether the program targeted certain income groups, certain demographics, certain zip code and/or single houses.

Ms. Luton responded back she was unsure and is hoping to find out more details later.

Mr. Hicks asked for an update on Communications.

Ms. Privette responded nothing to report.

Mr. Hicks mentioned finalizing the James City County Green Report and to hopefully present to the Board of Supervisors in July or August for further guidance. The BOS would like to see how we incorporate the policy into proffers or the ordinance.

Mr. Farmer mentioned that the BOS has adopted the Sustainability Building Policy. It is now a policy for all buildings, facilities, and renovations that the County does and must be implemented by any agency that is involved with the design and construction of facilities in the County.

Ms. Hughes mentioned "Clean the Bay Day" which is Saturday, June 5, 2010. PRIDE and the J4C's are working together for this project. There are eight sites this year in the County. The time is from 9 a.m.-12 p.m. rain or shine. Families are welcomed and please bring parental forms for children. Some sites are also for boaters and some area is hard to access. Each site is in a supervisor's district as well. Mentioned each subcommittee group developing their section, she hoped that each group would discuss their section.

Mr. Hicks mentioned hoping to send the final draft by Friday, and hoping in June the comments will be shared via e-mail among subcommittees group and hopefully presented to the BOS.

The next meeting is scheduled for Monday, June 7 at 4 PM.